

Sedona Community Plan Update Public Meeting
Imagine Sedona – 2020 & Beyond
Housing Workshop
St. Andrew's Episcopal Church
100 Arroyo Pinon Drive, Sedona, AZ
Wednesday, October 26, 2011 - 6:00 p.m.

Public Participants (excludes those listed below): 22

Committee Members:

Chairman Jim Eaton, Vice Chairman Jon Thompson, and Committee Members Angela LeFevre, Marty Losoff, Mike Bower, Rio Robson and John Sather

Commissioners:

Housing:

Blue Boelter, Anne Leap and Sandy Moriarty

Planning & Zoning:

Norm Taylor

Staff:

Nick Gioello, Audree Juhlin, Kathy Levin, John O'Brien, Donna Puckett and Mike Raber

INTRODUCTION:

The workshop began at 6:08 p.m. and Chairman Eaton asked how many people were attending one of the Committee's meetings for the first time and only two or three people raised their hands. The Chairman indicated that this is the *Housing Workshop* for the Sedona Community Plan, and we are going to determine what housing will look like in 2020 and beyond. He then introduced the members of the Citizens Steering Committee, including Mike Bower, Jon Thompson, Angela LeFevre, John Sather, Marty Losoff and Rio Robson, and the staff members who were present.

The Chairman emphasized that we are talking about long-range planning, not problems of today. This is the Community Plan that won't even be passed until 2013, so let's try to stick to long-range planning and not current issues, unless you expect them to last for 20 years.

Mike Raber introduced the Housing Commissioners who were present, including Sandy Moriarty, Anne Leap and Blue Boelter. Mike then explained that our Community Plan is our General Plan that is required by the State of Arizona, and it lays out our goals for the future and tells us how and where we should grow and not grow. The State also requires an update of the Plan every ten years, but another reason we update it is that conditions and priorities change over time, and we need to relook at it. This is our sixth workshop in our series of seven, and we have been doing them over about a two-month period. We now are getting ready to transition into another phase of the planning process; we have basically been in a listening mode, and now we are getting ready to come back with something to get a little different level of input from everyone, so we will be looking at Plan alternatives and start getting the community's reaction to those. Then, our common vision will become the new Community Plan, and that will go through a public hearing process with the Planning & Zoning Commission and the City Council, but you will have the final say by voting on the Plan in 2013. We are hoping to get a draft plan together by the middle of next year.

Mike explained that the workshop themes have been partly based on what we have been hearing from the community and partly from what we know we need to cover in the Plan update. Tonight, we are looking at housing and the role that housing plays in our community, how it contributes to a sense of community, and how a diversity of housing choices can contribute to the community's strength. There are a series of questions on each table that are focused on housing, and we plan to have a facilitator and recorder at each table to stimulate the discussion. Since we have a smaller turnout tonight, we may split everyone into a couple of groups, but we will spend about an hour in the discussions and about one-half hour recapping.

Mike then introduced Corky Poster, former Director of the Drachman Institute, which is a research and public service unit of the College of Architecture at the University of Arizona. The Institute is dedicated to the sensitive and resource-conscious development of neighborhoods and communities.

PRESENTATION:

Corky Poster indicated that he retired from the University of Arizona in 2009, and in 2008, he was here with a group of students that did some studies for Sedona to look at some clever ways to look at new types of housing. He had a 28-year career at the University of Arizona, but he was also a practicing architect and planner during that whole time; his focus has always been housing. The last time he looked, they are responsible for about 3,500 remodels or new construction housing, including everything from \$750,000 houses to homeless shelters, so he has a good deal of experience in housing. He is also a Certified Planner, so he spent a good deal of his career in neighborhood planning and understands how neighborhoods work and the relationship between neighborhoods, housing and community.

If you look at the Drachman Institute's website, you will see one of their catch phrases is, "Housing is the building block of neighborhoods and neighborhoods are the building blocks to communities." The discussion here is about housing, but by that equation, it is always about neighborhoods and community, so as we proceed you will see that idea runs through all of his presentation.

He is not here to tell you what to do tonight; he is here to raise some questions as a backdrop and an introduction to your discussions. He is going to try to lay out some of the issues and he is hoping it will generate some ideas and thoughts. He doesn't come as an expert with answers, but he thinks he comes as an expert with some really good questions, and he thinks that is the purpose of tonight's meeting.

Corky indicated his presentation was prepared for tonight's meeting to give you a good sense of some of the housing issues you will be facing in the next 20 years in Sedona, as part of your housing development plan. We are going to talk about the value of housing and neighborhoods in Sedona, including how important are they, how do they organize the backbone of your community, what makes good housing and what role does housing play in all of our lives? He also wants to talk about the relationship of housing to some of the other Sedona Plan elements that you are working on, typically land use, transportation, economy and amenities or the things that we enjoy for recreation and activities, etc.

The big question that you have is, "How will Sedona grow in the future"? You have some limiting circumstances and some high vacancy rates now, largely as a result of the recession. Similarly, you have substantial foreclosures and given the limits of your boundary, there hasn't been an annexation, since the City boundaries were organized, so you are looking largely at scenarios that fill the vacant land in Sedona, and it tends to be spread out through the community, so in-fill scenarios are really important.

Then, there are some hard questions that you need to face as you move forward in Sedona; questions of how intensely to use the land, and if that is appropriate, given the structure and organization of the community as a whole. How do you deal with questions of affordability? Affordability is not just the inherently moderate income group, but affordability throughout your workforce. How do you deal with that question? How do you deal with the diversity that comes with the issues of affordability? When you wrestle with all of those questions, then how do you reassemble that into a plan to move Sedona forward for the next 20 years, as part of the Community Plan?

We will start with the value of housing and neighborhoods; literally, it is the mission of the Drachman Institute that housing and neighborhoods are one and the same, and they all work together. You all know of vibrant neighborhoods that make up this community. What do neighborhoods give us? There is a wonderful document on the back table. About four years ago, the Drachman Institute had the privilege of writing the background report for the Arizona Town Hall, and what has been copied for you is one particular article written by Sherry Ahrentzen about the value of homes in terms of stability, safety, and security; how it becomes a home base for individuals, couples and families; how it represents your sense of yourself; and how it is an aesthetic and perhaps spiritual home for your life. It also has economic characteristics; in this market less so than in the past, but issues about equity and housing as an investment, particularly homeownership as your nest egg.

We've also started to talk about the sustainability of housing from an energy, water and economic point-of-view, and then housing as the neighborhoods -- the economic base for the community, where our economy starts and ends, and how that starts to define the characteristics of our community. Then, what is the role of housing per se; the buildings themselves?

Clearly, Sedona has a very important image in Arizona and one that you all should be proud of. Your housing protects that image throughout the state, the nation and the world. Of course, it becomes the building block of neighborhoods, in other words, the houses themselves acting together affect the characteristics of the density and open space, etc., and really tells us a lot about the particular need. It is also the base for education, etc., patterns; neighborhoods really become a home for that. In this particular case, you are fortunate that it also defines the relationship to nature to some extent and how closely nature comes into your lives and your community. It is also a driving force of the economy. The housing construction industry is in sad shape and we are all suffering from the decline in housing construction, both in terms of jobs and real estate and all of those issues, so housing is an economic force in our community. Our housing defines and is defined by our demographics and that means that the kind of housing we provide determines who lives in our community and who lives in our community determines what housing it provides, and that relationship really needs to be explored, particularly as it relates to issues of diversity. Ultimately, housing supports Sedona's vision of itself, and the purpose of the Housing Element in the Community Plan is to really start to define, in the context of Sedona's future, what role housing plays and how the housing itself and the neighborhoods it creates can help project the future.

Sherry Ahrentzen's article talks a little about what makes good housing. We all want our housing to be beautiful; we want sort of an aesthetic experience for us from the outside to the inside, and it needs to be comfortable and safe. We all need housing that is economically sustainable, where we can afford to pay the rent or mortgage and the taxes, utilities, upkeep and perhaps stash a little money away. We have to be careful in our effort to have good quality housing that the cost of that housing doesn't diminish other things in our lives, so housing needs to be good, but it needs to be a controlled portion of our family budget, so we get to take vacations with our family, the kids eat properly, and we take care of our health, etc. -- those are all interrelated in the family.

Housing also needs to be maintained and that is an interesting question for different folks at different levels of ability. Someone who is 30-years-old and works in construction has a dramatically different ability to maintain their home than someone 80-years-old with Arthritis, so housing has a direct relationship to maintenance questions, which then brings him to the point that housing needs to meet needs over time. We need to look at it as a life cycle issue and look at the issues of aging in place. He noticed when he came in that one of the comments on the board talked about a future in Sedona where seniors can stay in their houses for as long as possible, and that is what we mean by aging in place, but the housing has characteristics that allow families and individuals with long-term reduced capacity to still be able to get around in their house and be accessible, and to have a home that they can stay in as long as possible.

A house is not what the kindergartener draws with two-pitched roofs and two windows; it really has much more meaning for us in our lives and it is a much more important and complex item to figure out. When we are planning the housing future, let's talk a little about how it relates to some of the issues the other workshops have looked at. Sedona is almost certain to be an in-fill community in terms of its housing future. It has limited vacant land and certainly no large tracts of vacant land within the boundaries, it is mostly small lots, and it has a relatively limited housing type and variety, but in light of that, what should Sedona's future development pattern be?

He got some information from City staff, but if you look at housing types including vacant property, 92% of the residential area of Sedona is for single-family detached houses at four units to the acre or less, and if you look at the number of units -- that represents 74% of the housing units. If you look at housing units on smaller lots of between four and eight units to the acre -- 3% of the total area, which is relatively small and 7% of the housing units. If you look at attached housing with up to 20 units per acre, it represents 4% of the gross residential area of Sedona, but 14% of the total units, and mobile home parks represent

1% of the area and approximately 4% of the number of units. It means that you have a very heavy dose of largely single-family housing, and one of the decisions you need to make is if that is perfectly fine for your future, because you are on your way to doing that, but if you don't think this balance is what the balance should be in the future, then that is part of the conversation you need to have this evening and over the course of the planning process.

One of the other issues that you will be dealing with is the transportation question and he is going to introduce a concept that was introduced at the Arizona Town Hall. It is called the *Housing plus Transportation Affordability Index*. All housing has to be somewhere and where it is located impacts transportation costs. If your house is 50 miles from where you work, then there is a transportation cost associated with the cost of that house in its particular location. While it is not fair to call transportation housing costs, there is a relationship between the two. He only puts 3,500 miles on his car a year, because he lives within walking distance of his office and the University. There is a group in Chicago called the Center for Neighborhood Technology that has been looking at issues related to the relationship of housing and transportation. Looking at low-income households of \$20,000 - \$35,000, if there is a central city, their housing cost represents 32% of their income and their transportation cost is 22%, but when you get away from employment centers, their housing cost is slightly higher and their transportation cost is dramatically higher, and the aggregate cost of housing and transportation becomes 70% of their income, which is a big burden. For households in the teacher, firefighter and nurse categories, they do quite well in the central city in terms of housing plus transportation costs, but away from the employment centers, when the transportation cost is loaded into the housing cost, it starts to be trickier. There is a real estate term called "drive 'til you qualify", so as you get further out on the edge of the city, housing is more affordable, but the information shows that there is a relationship between transportation cost and housing cost, and when you are less than 10 miles away, housing costs are higher than transportation costs, but beyond 10 miles, the transportation costs start to exceed the housing costs and the combination of the two start to get rather dramatic.

The Center for Neighborhood Technology recommends an affordability index for housing and transportation tied together, and the rule of thumb in the housing business is that the family shouldn't be spending more than 30% of their gross monthly income on housing costs, but this says that families shouldn't be spending more than 48% to 49% of their income toward housing plus transportation, and that is a much more effective way of looking at affordability. Median-income families that own their home and have two late model vehicles will spend as much for transportation per year as they spend for their housing. It costs about \$7,000 a year to own, maintain, fuel and insure a car, so with two vehicles, it costs about \$14,000 per year and the median-income families will be paying about that in annual cost for their mortgage. We can all tell what our housing cost is, but it would take about a week to say what our transportation cost is, because that isn't at our fingertips; we don't pay as much attention to that as we need to. The Arizona Town Hall in 2008 recommended that the *Housing plus Transportation Affordability Index* be adopted by Arizona communities as they move forward.

Regarding amenities, residents of Sedona are quite lucky in that your community is fairly compact and the structure of your services are along a spine, so nobody lives very far from the services along S.R. 89A, but as you are planning your neighborhoods and communities, providing access to recreation, education, commercial, health, etc., services in close proximity really becomes an important question as you look at in-fill or new development within neighborhoods.

The question is if we have a community that is largely platted and organized from a residential point-of-view, how do we look for some opportunities for other housing models? He brought two projects to share that they worked on in Tucson. One project is built and the other is in design, but he wanted to give you some creative ideas as to how you might approach them. One project is where they found some unused land in a 54-acre City park and they built a community of 69 affordable senior units that are single-story and for lower income seniors that are below the median income. They were able to utilize a developed park, and that corner was just vacant property. The City Parks Development worked with the Housing Department and a non-profit developer that developed quite lovely senior housing. The nice thing about it is that those seniors are next to a library, a swimming pool, a senior center, and little league fields to watch their grandchildren, plus there is a walking trail that goes all around the park. There wasn't any

private land, but through cooperation of the Parks & Recreation Department and the Housing folks, a wonderful small community was developed for lower income seniors that puts them right in the middle of the action and creates a healthy environment for them. Regarding the second project, the Trinity Presbyterian Church in central Tucson used to have 3,000 family members and now has 300, and during some remodeling of the Church, they talked to the Church about their parking lot. It is about walking distance from the U of A campus and highly-valued land, so we discussed that maybe a parking lot wasn't the best use of that land, but with a very preliminary design prepared to demonstrate to them some of the potential of that land, it showed them that they could build housing on a concrete podium with the parking below, so it was maintained, and they had two-story townhouses probably aimed at junior faculty for the University or returning alumni that want to attend like an Elderhostel opportunity, and they are proceeding with it. His point is that density is not only taking a single-family lot and putting something in the middle of a neighborhood; it is a question of being really smart about looking for obscure opportunities and things that you wouldn't ordinarily think of, but that can be a win-win for everybody.

We are also finding in the recession that housing is a big part of our economy, and as we lose construction and development and it is really devastating our economy throughout the State. In talking about diversity and affordability, the total population in Sedona in 1990 was 7,720, and then it dramatically increased by 2000, but leveled off since then. The total housing units are 6,000 and 71% are developed lots -- 29% are vacant properties, so there is some room for growth and in-fill. The owner-occupied is almost 70% and that is a high number; Tucson has about a 50-50 split. The median age in Sedona is high at 56.1 and only 13.4% of the population is 19 years of age or younger. The median household is 2.02 people and the median income is roughly \$52,141, so that is just the background of some of Sedona's demographics and economic issues you are facing.

In talking about affordability, we hear, "I don't want Section 8 in my neighborhood" all the time, but that really isn't the issue at all. The issue is how do you have a diverse enough population and house a diverse enough population to be able to get all the goods and services that you need as a community. Looking at three rather typical salaries, an elementary school teacher he knows makes \$31,000 per year and for a family of four that will pay about \$800 per month in rent or buy a \$120,000 home, so they are hard-working folks that we value in our community and they have affordability problems in most cases. A nurse makes around \$52,000 per year and a family of four can afford about a \$190,000 home or about \$1,300 per month, which is a little above the median rental in Sedona. An entry level firefighter makes roughly \$36,000 and that family can afford about a \$140,000 home or about \$915 per month in rent, which puts them significantly under the median income.

Looking at some sales prices, the median price of homes sold from 2004 and 2005 in Sedona was \$441,000 and the following year it was \$550,000, then \$599,000, and they call that time the "bubble". Then, it slid to \$540,000 and things got worse and it dropped to \$467,000 followed by \$390,000, and then to \$330,000. He wishes we were talking about different houses, but he doesn't think we are; we are talking about values on the same homes. Looking at 2010 sales and what the price range was, from zero to \$199,000, there were 65 sales and there are now 54 listed, so those numbers are fairly steady and the largest number of sales are in that price category. Looking at rents, the median rent is shown as a spike in the middle and that is really the rental market at about \$900; the median itself in terms of half on one side and half on the other is different than the average at about \$1,146, so rental housing is not cheap and as the value of homeownership decreases, as the value of homes decrease and the interest rate goes lower, all of a sudden sales and rental are starting to be relatively compatible in terms of cost.

As you look forward, Corky wanted to mention a couple of programs he is familiar with. The park housing he showed was called the HUD 202 Program, which is affordable housing for seniors, and typically they are one-bedroom units and located in a walking location. There is a similar program for folks with disabilities, the HUD 811 Program, and then the largest housing source for funds for workforce housing is called long-term Low Income Housing Tax Credit Program (LIHTC), which is not a government program, except private investors are able to invest in housing with that market, and then get credit on their personal Income Taxes, and that generally serves families at 60% of the median income -- for Sedona that would be roughly \$32,000, so we are back to the firefighter and elementary school teacher.

The issue that you are going to need to deal with as you look forward is, given these facts and the issues of economy, transportation, amenities, land use, etc., how do we look for creative solutions to create a more vibrant community -- one that you are really proud of and one that continues to be a place where people want to visit and want to live. You have a challenge ahead and you don't have an easy problem, and he promised at the beginning that he wasn't coming here with expert out-of-town solutions, he is just trying to raise some serious questions that each of you need to wrestle with as you consider the future of Sedona and its housing.

Participants' Questions for Corky Poster:

Commissioner Norm Taylor indicated that the percentage for housing used to be 20% to 25% of income, and that amount of 30% for housing didn't come down after the bubble, but the figures quoted for housing and housing plus transportation seem high. Corky explained that there is no scientific basis for either 25% or 30%. The 25% comes from an old English saying, "A week's work to pay for your housing", so there is no scientific research for any of those numbers. The arbiter of that is the Department of Housing and Urban Development, and in the early '80s, they went from 25% to 30% unilaterally without any additional science; however, there wasn't any science about it in the first place. In his opinion, that is a bad number. It works pretty well at median income, but if you are below and making \$15,000, you can't afford to pay 30% for housing and still have money to feed your children. If you are making \$1 million, you can afford more than 30%, so it is a rule of thumb, which is probably what it is worth, and in the studies, it only seems to work well at the median income and works badly on either side of that.

Public Speaker 1: When searching for housing, she wasn't sure if she wanted to live in Sedona and she looked at Tucson, and one of the things she was searching for, which Tucson has at least three or four of is co-housing developments. It takes private interest and a lot of energy to get them going, but she would think Sedona would have that kind of expertise and some interest. Co-housing is when folks get together around a common purpose and develop either a renovated warehouse or design and build; they do their own thing and it can be on a small piece of land and has shared resources, with not everybody having a garage, much like townhome communities where they have a community building and often have shared meals if people want to buy into those or participate by volunteering work. Some places with older residents hire out more work, but it is a caring community that is organized around a common interest, like one in Tucson was organized around sustainability; being a sustainable community in the desert.

Corky pointed out that it brings up the issue of choice and in his perspective a healthy community is one that provides a range of choices, so everyone looking for housing can find what they need and what they can afford. It is like a rule of nature that monoculture doesn't do very well and the variety of nature helps.

Public Speaker 1: Added that two of the communities she looked at were wonderfully diverse from young people with children to seniors and that was a real blessing, and a little like graduate school student housing in her mind, and you share resources so you save money.

Vice Chairman Thompson indicated that he was interested in the concept of neighborhoods and the relationship between housing and community and asked how Corky defines "neighborhood" and how it is characterized. In what ways are people in a neighborhood similar and in what ways can it be diverse?

Corky explained that depends on the neighborhood. A "neighborhood" is self-defining; there are formal neighborhoods through communities, but neighborhoods are really what you define as your community, and that varies a lot, depending on how it was built and how heterogeneous the housing types are in that. He has done 45 to 50 different neighborhood plans and it is interesting to see how they get defined. One would think they would be defined by subdivisions, but that is almost never the case. It is defined by natural boundaries and natural affinities, and it becomes how you define your next step-up community. It is easy to find out what your house is, but then the next perception is what is the next unit and that varies for different people, but it is where we live our lives, and in healthy communities, we are reaching out to our neighbors all the time, and that element is really part of where we spend our lives, which is really important; needs and nurturing is the same way, it houses the nurturing.

Public Speaker 2: Indicated that he is a retired developer in the '80s and the history of zoning and planning would be important to consider, in how we have gotten into cluster living. The history of it came from Spain with the colonization of the world. If you notice "zoning", you are in a zone or a box, so we have learned to live in boxes instead of being able to freestyle in a way of nature. If you look at that model, it has been perpetrated on the world and it was part of colonization of the world that came from Spain. The East India Trading Company started it in India and that was the model, and they built an industrial-based economy and housing for the people that worked in that zone model, and that came to the Americas from South America to Mexico and the United States, and it was all part of colonization, so there we can get to a root model and see where it comes from and he thinks that might be something to explore.

Mike Raber then indicated that the participants could start their breakout discussions at this time.

PARTICIPANTS' BREAKOUT TABLE DISCUSSIONS:

The participants began their breakout table discussions at 6:54 p.m. and concluded at 7:55 p.m.

CLOSING:

Mike Raber asked Vice Chairman Thompson if he would begin the recap of the breakout discussions at this time, and the Vice Chairman reported that he took a lot of notes. They spent almost the entire time around the general topic of affordable housing and the consensus was that we not only should have more affordable housing, but we have an obligation to provide it and people who provide services for us deserve to have those capabilities. He tried to explore if there was the same value home in Cottonwood as here and they were both made available in an affordable way for a teacher, etc., do we think that person would choose to stay here as opposed to getting more house for the money in Cottonwood and do the commuting, and the feeling was pretty strong that yes they would, but the problem is that they don't have that option now. There aren't enough of those homes here and people are afraid to start a home and work their way up . . . and that also relates to senior housing, aging in place, and the idea that as you get older and lose a spouse, you may not be able to afford the same place that you lived in for many years, so why can't it be set up in such a way that you could downsize to another place in your same neighborhood, so you wouldn't have to leave town or your neighborhood? There also was some talk about whether this is something we leave for private developers to do or is it something that the City gets actively involved in and the consensus was that it is really a partnership. The City, as a minimum, has to not get in the way of doing these things and there was a feeling that to a large extent, the private developers have to be willing to do these things, so the City has to support it and encourage it. They also talked a little about, more related to the past rather than with the current economic reality, but the idea that a lot of people come here and build a second home or a mansion and drive up the real estate values, which makes it harder for developers or the City to do something affordable. The fact that we don't have that problem much now, because of the economy, may provide us with an opportunity that we won't see again in a long time and we should be taking advantage of it somehow. Additionally, one comment was only when you see the huge menu of affordable housing possibilities, do you realize how possible it really is and how different it is from the stereotype. There is a stereotype of what affordable housing is and what it is going to do to your neighborhood, but there are a lot of good options for doing it well, and once they are presented, they think people are more open to allowing it to happen.

Angela LeFevre reported that they discussed very much the same thing and focused on affordable housing and trying to look at where we are going in the future. There were some interesting points about what other cities have done. One point was about Telluride and how that City is buying land, then developing and renting it; Steamboat Springs was also mentioned. In terms of what Sedona can do, someone quoted, "Community is created by the ability to provide for those who work here". They also discussed the problems with 1,300 houses now foreclosed and what could we do with co-housing, etc., to fight this. They discussed inclusiveness as opposed to exclusiveness, and it was agreed that we want to be an inclusive community. They talked about the problems with Sedona and how we have developed; the fact that we are not connected. Many communities are not connected and that is the way Sedona has grown up, so maybe that is something that could be encouraged. Maybe we should try to change the view of affordable housing; a lot of people don't like the name of it, so how can we change people's views? Land is limited and the prices tend to be higher than elsewhere, so can we do anything as far as

the banks are concerned to enable them to lend more money -- all of these things that are causing the issues we have now. Should people have to live in Cottonwood; do the people in Sedona want more people to live here? They also touched on the good examples here like Harmony where they're working toward community and people are feeling that they belong to that community. They also had a couple of people from the Housing Commission at the table, so they got some really good information about the ADUs, which can help provide affordable housing, plus development incentives for developers to offer affordable units. They also discussed Habitat for Humanity and the option of having a project in Sedona. There was a lot of emphasis on trying to offer housing for professionals, teachers, police, etc., and they discussed rewriting a total zoning plan, and then they talked about sustainability and other options, which may be quicker and create additional options of sustainable alternative forms of building that would be cheaper. For example, could we offer incentives for people to build alternative types of housing? They also discussed the resurgence of "smaller is better" and how sad it is that we have these huge houses with two people living in them, and the issues of subdivisions having their own rules and regulations that in some cases increase the size of the houses to as much as 3,500 sq. ft., which goes against what we may need.

Mike Bower reported that they tried to approach their responses and dialogue from the standpoint of what they saw the future of Sedona housing looking like, so the first statement was a little off of the mark, but it was that the Village of Oak Creek might have developed housing types that Sedona failed to create, and then they moved on to ultra-green housing, non-flammable, mildew-resistant, bug-proof, and water-conserving and renewable energy-producing housing dominates. Sedona has housing that does not require financing your way into it; rather housing is built on a cash basis and allows for affordability, which requires new building approaches such as sandbag construction. Co-housing is apparent that is based around several organizing interests and these projects have sprung up in areas where existing housing was abandoned to foreclosure. Cul-de-sacs have transformed into some co-housing patterned and shared use housing. The mother-in-law or ADU cottages have become popular in all neighborhoods without homeowners' associations and CC&Rs, but even a few with CC&Rs in our neighborhoods have chosen to change their rules and now allow ADUs. Sedona appears like a grouping of villages with co-ops, energy production and diverse housing. Some people have chosen to live in the woods to be free of the shackles of a mortgage. These folks have banded together to construct sandbag houses and other affordable technology homes, and community infrastructure as well. The villages are defined by a center that might be a community garden or small market that serves to facilitate a sense of place for the neighborhood and informal conversation, and that center is walkabout to the neighbors that call it home.

Vice Chairman Thompson then thanked Corky Poster for his time and noted that the discussions didn't cover a lot of the suggested questions; there was a lot of food for thought and there is a lot of food left on the table, so participants are encouraged to look at the questions later and complete an Idea Form or hold a "party-in-a-box" in their neighborhood. The folks in Harmony did that and as a result the Committee got a really good sense of that community and what they want. We also have one more session on Thursday, November 17th at 6:00 p.m. at the West Sedona School and the topic is Transportation. In the meantime, we are all going to vote and figure out what we are going to do about S.R. 89A, so we will know the outcome by the time we have that session, so come and see us again on the 17th.

Mike Raber announced that the Community Room at the corner of Northview and 89A will be opening and the Committee is seeking volunteers to staff that, so if you are interested, call him or Kathy Levin.

The workshop ended at 8:10 p.m.

Respectfully Submitted,

Donna A. S. Puckett, *Recording Secretary*

Date